



ALPOA's Donation to our
community

ECHO

April, 2018

ALPOA'S GOAL STATEMENT:

Alto Lakes Property Owners Association's Purpose is to promote the general maintenance, enhancement and well being of real properties located in the Alto Lakes G&CC subdivisions and to represent the interests of the owners of these properties in matters that come before the Association.

Hello,

My name is Ron Duncan and I am the new ALPOA Board President. My term runs through February of 2019. During this next year I will be speaking to you about security and safety. I will share thoughts about the processes that involve all property owners, but more so to those of us who have invested in homes, town-homes and condos.

I have been a member of Alto Lakes Golf & Country Club since 1993 and have lived year round in Alto since 2005. During my full-time residency I have served on the Alto Lakes Special Zoning District, the ALPOA Board, the Alto Lakes Golf & Country Club Board, and currently serve on the Architectural Control Commission, and have rejoined ALPOA for a year of service.

I will attempt to provide what I hope are interesting facts about Alto and what we as ALPOA members can do to maintain our property values. We are all members of the Alto Lakes Golf & Country Club and I will leave to that Board to keep you abreast of those issues that affect our memberships. But as I will attend all Board meetings as your representative of ALPOA, I may from time to time offer my thoughts on those items I feel are important to us as property owners.

In closing, I want to thank all of you who attended our February 14th Semi-annual member meeting. The presentation by Dan Knorr, Board President of the Alto Lakes Water and Sanitation District, was first class. A primer in water production, delivery, conservation, and service. Their system upgrades to infrastructure, water quality and fire safety, 114 fire hydrants installed through our community, provide us with a reliable source of our most valuable commodity.

Finally, my appreciation to Bryan White for his service to ALPOA as your President these past few years. He deserves our thanks, as do all the ALPOA Board members past and present.

Important Notice

The Alto Lakes Property Owners Association support the efforts of the Alto Lakes Special Zoning District in its efforts to provide guidelines to and oversight of short-term rentals in our community. The following was provided by the District for all of our members who rent their homes on a short-term basis:

Letter to Property Owners of a Short-term Rental Property

In October 2017 the ALSZD revised the Zoning Ordinance to include stipulations surrounding a Short-term Residential Rental process. The intent is for all properties used as Short Term Residential Rental properties to be registered through the ALSZD. Non-compliance can result in Code Enforcement action. Short-term residential rental means one or more dwelling units, including either a single-family detached or multiple-family attached unit, located within the ALSZD, which are rented for the purpose of overnight lodging for a period of not less than 1 night nor more than twenty-nine consecutive days to the same person or persons. The following are requirements all Short-term rentals must comply by. Minimum vehicle parking must fit three vehicles. Two guests per bedroom maximum. Short-term renters can use ALG&CC facilities only if an Unaccompanied Guest Letter is obtained in accordance with the ALG&CC Club Information Guide, page 4, Guests. Otherwise, short-term renters are not

authorized privileges to ALG&CC facilities nor allowed the use of membership privileges. If this applies to your property, or if you have any questions concerning the process, please contact the Alto Lakes Special Zoning District via email (info@alszd.org)

The full Ordinance and Application forms may be found at www.alszd.org.

Our community benefits when all of us are “good neighbors”. There has been an increase in the number of complaints about renters who do not behave in a manner respectful of their surrounding residents. Everyone needs to do their part in promoting the welfare of Alto Lakes.

From ALPOA member Elaine Hass:

**NEW RESTAURANT: The Pickled Cowboy (822 Hwy 48, Alto)
Open at 6:00 AM; Breakfast & Lunch.
CLOSED Mondays.**

**Good news, ALPOA Neighbors: there's a new restaurant in Alto with good food and reasonable prices. "The Pickled Cowboy" replaced the Wild Horse Crossing on Hwy 48. The menu is purposefully a nice departure from that Alto classic, Alto Cafe. We've eaten there several times already and enjoyed delicious meals with really nice presentation. Since they were new, we asked for a few additions (e.g., sugar-free syrup, hot sauce) and all were obtained before our next visit. The menu is available for carry out or via a handy drive through window. Toast isn't listed, but it is also included with the egg breakfasts we ordered. And if they have the ingredient, they were happy to modify the dish to suit our lower-carb request.
It's always great to have a new eatery option, and I think you'll enjoy The Pickled Cowboy.**

ALPOA's, monthly board meetings are held in the Spencer room in the Alto club at 3:00 pm., on the second Thursday of the month. They are open to any ALPOA member, stop by if you have a question, input or just want to see what goes on. Let us know of any suggestion you may have on projects/activities, etc. that ALPOA might undertake.

Finally, the ALPOA Board has decided to send out the ECHO on a quarterly, rather than a monthly, basis. Hopefully the ECHO will be more interesting as we attempt to provide more meaningful information to our membership.

Thank you,

Ron Duncan